



GRANDVIEW
PARTNERS

WS/PG
WorkSpace / Property Group

AUSBLICK DEVELOPMENT
INDUSTRIAL AND RETAIL REAL ESTATE

NOW AVAILABLE
149,245 SF CLASS A INDUSTRIAL



**WESTERN
MARYLAND**
LOGISTICS CENTER

ELIGIBLE
**ALTERNATIVE
FRAMEWORK
FOREIGN
TRADE ZONE
(FTZ)**

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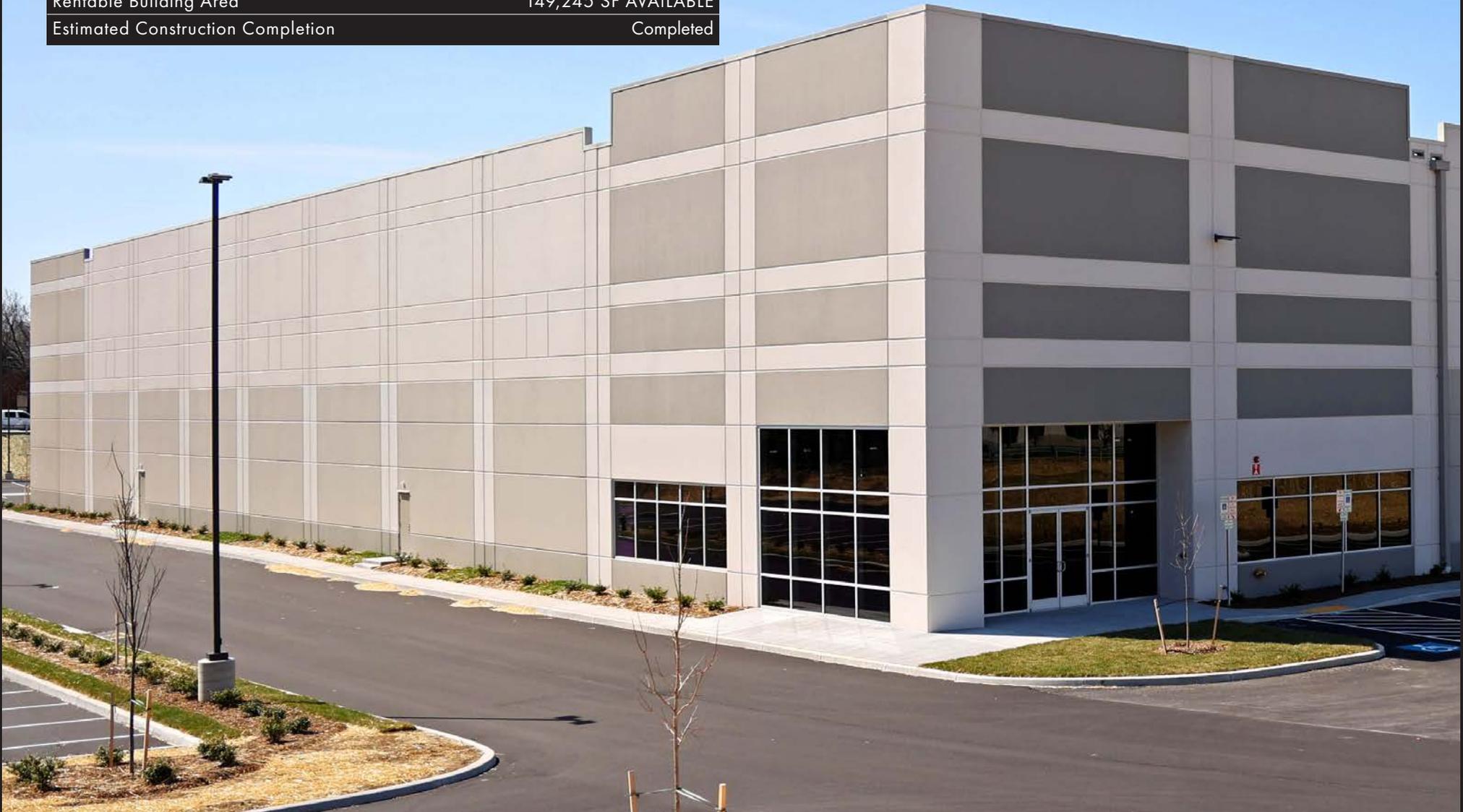
RYAN BURROWS

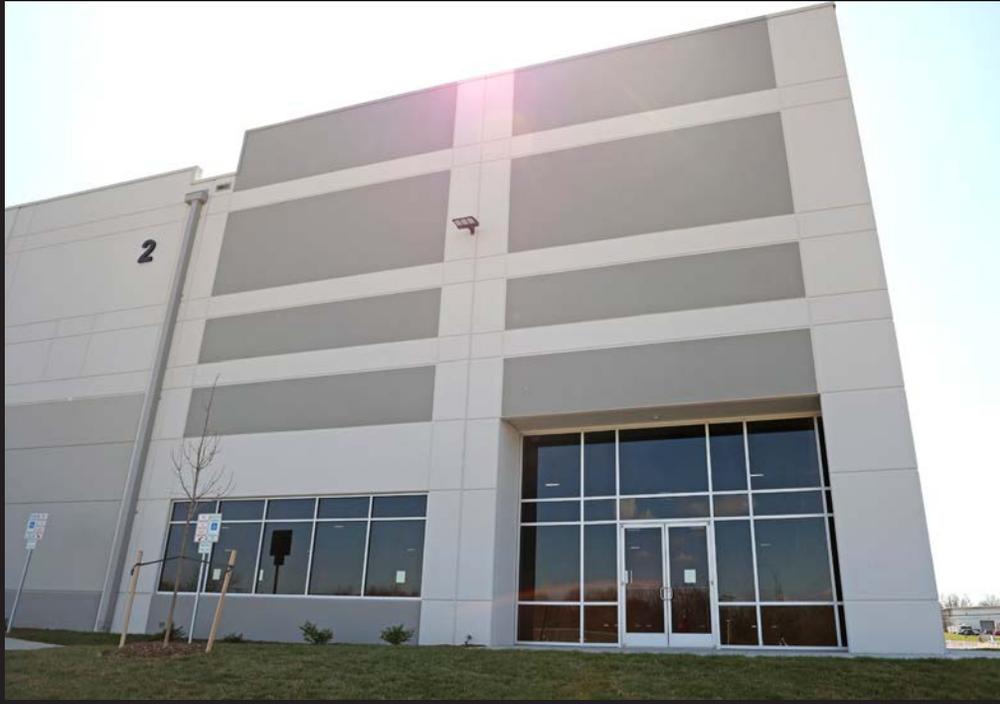
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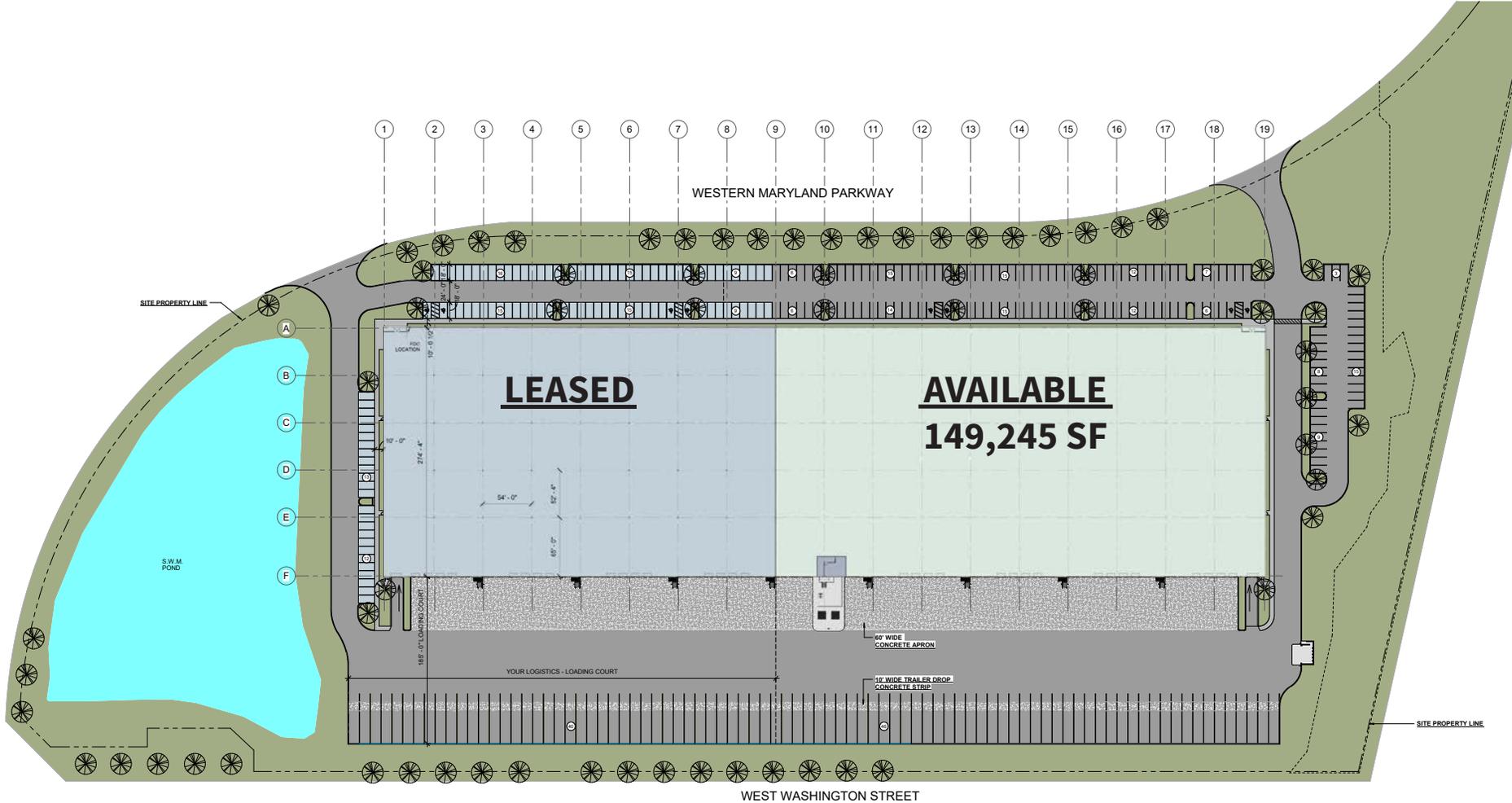
PROJECT SUMMARY

| | |
|-----------------------------------|--------------------------|
| Location | 2 Western Maryland Pkwy |
| City, State | Hagerstown, MD |
| Zip Code | 21740 |
| Land Area | 21.436 Acres |
| Zoning | HI (Highway Interchange) |
| Rentable Building Area | 149,245 SF AVAILABLE |
| Estimated Construction Completion | Completed |









Building Specifications

Square Foot Area 149,245 sq. ft. AVAILABLE

Spec Office 2,200 sq. ft.

Layout Front-parked, rear-loaded

Building Dimensions 977'-5" x 275'-9" outside dimensions (BOMA, dimensions for rentable SF)

Bay Sizes 54' x 52'-4", speed bay 54' x 65'

Clear Height 36' standard (speed bay is also 36' clear height)

Dock Positions 57 (9'w x 10'h)

Drive-In Doors 2 (12'w x 14'h motorized drive-in doors with windows installed)

Truck Court Depth 185'

Trailer Drops 86 @ 55' depth

Parking Spaces 252 spaces/0.9 per 1,000 SF ratio (flexible, can be enhanced)

Outdoor Storage Additional area available

Asphalt Design Heavy duty paving section designed for 500,000 EAL at driveways, truck court, potential outdoor and trailer storage areas

Building Specifications

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dock Pavement | 6" concrete, 4,000 PSI concrete, mesh reinforced on 8" stone base |
| Exterior Wall Construction | Concrete tilt wall |
| Slab Design | 4,000 PSI, speed bay reinforced with dowel baskets, remaining floor unreinforced |
| Roof Systems | 0.60MIL EPDM Membrane over LTTR 30 insulation, 15 year warranty |
| Glass & Glazing | Two corner entrances, additional knock-out panels for future entrances in the center of the building; 5'x 5' clerestory windows on dock walls at a rate of one per bay |
| Fire Protection | ESFR sprinkler protection, electric fire pump |
| Plumbing | 8" sanitary along entry wall (outside) and 6" sanitary existing building |
| Heating | Gas fired make-up air units (Cambridge Units) to heat and ventilate space above the code required minimum. Units sized to maintain a temperature of 55 degree F inside the warehouse when the ambient temperature outside drops to 10 degree F |
| Power | 4,000 Amp Switchgear, 277/480v 3 phase electric power with house switch |
| Interior Lighting | High bay LED fixtures at minimum one light per bay to achieve an average of 25 foot-candle at 36" above finished floor |
| Exterior Lighting | LED light fixtures to achieve an average of 1.5 foot-candle in the truck court, average of 2.0 foot-candle at car park and sidewalk areas and minimum of 5.0 foot-candle at tenant main entrances. |
| Tenant Improvements | Specific improvement items to be negotiated |



**WESTERN
MARYLAND
LOGISTICS
CENTER**



EXIT 6B

EXIT 6A

INTERSTATE
81

INTERSTATE
81

INTERSTATE
81

CORPORATE NEIGHBORS IN SUBMARKET



**WESTERN
MARYLAND
LOGISTICS
CENTER**

TEMPUR
+SEALY

fives
Industry can do it



THE HOME
DEPOT

TSC TRACTOR
SUPPLY CO

IKO

FedEx

LOWE'S

THE HOME
DEPOT

Staples

HERBALIFE
Independent Distributor

amazon

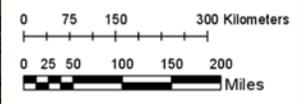
TSC TRACTOR
SUPPLY CO

amazon

LENOX

FedEx

pepsi





WASHINGTON COUNTY MARYLAND OVERVIEW

Washington County's regional location relative to the eastern seaboard ports, major interstate intersections of I-81 (north-south) and I-70 (east-west), and established transportation infrastructure, has developed the county as a well-established trade and logistics hub. Distribution centers, freight trucking firms, and many international corporations have chosen Washington County due to its unparalleled access to the nation's population, over 50% within an overnight drive.

Washington County Maryland is located in the western half of the state and is home to over 153,412 people. With an average household income of over \$80,375 and over 22.8% of the population with a bachelor's degree or higher, Washington County boasts a highly educated labor pool with a majority of the labor force working in the transportation and logistics, and science and technology industries.

Located about one hour from the I-270 Biotech and Life Science corridor and 30 minutes from Fort Detrick, the nation's biodefense analysis center, Washington County has become an affordable option for biotech companies and employees to call home.



UNEMPLOYMENT RATE: 4.6%



ENTERPRISE ZONE



HAGERSTOWN REGIONAL AIRPORT

LOCATION OVERVIEW

LOCATION HIGHLIGHTS



Major crossroad location at the intersection of I-81 and Route 40



More than 50% of the nation's population can be accessed by overnight truck



4 major ports within 250 miles



FedEx Ground, FedEx Freight and UPS hubs within 10 miles



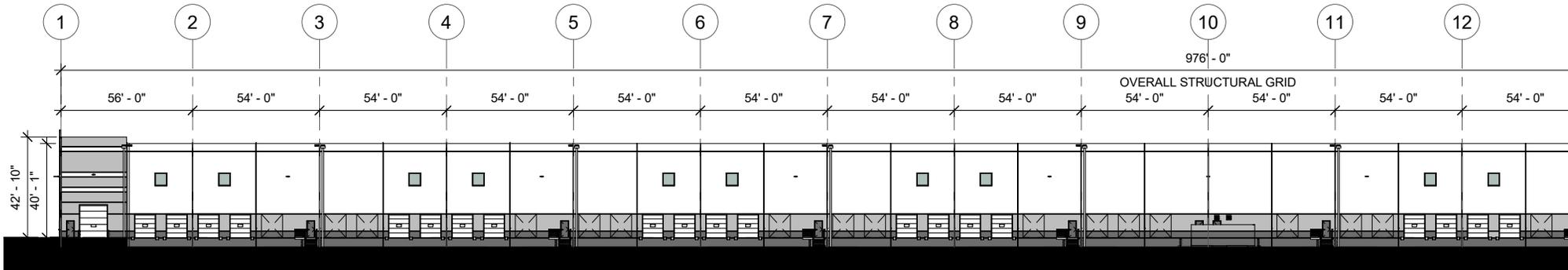
Established transportation service industry infrastructure supporting current distribution and manufacturing users



Abundant workforce – proximity to labor pools in Maryland, Pennsylvania, West Virginia and Virginia



Less than 10 miles to a myriad of affordable housing options, 3 regional shopping areas and the City of Hagerstown



2 SOUTH ELEVATION.
1" = 30'-0"